

# Riviera

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 12

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## Overview

Riviera is an exceptional villa offering a high level of comfort and outstanding features, close to the beauty of Cannes and the French Riviera. Enjoy magnificent sea views from the heated infinity swimming pool and stylish terrace.

This holiday abode has been designed for discerning travellers of every age providing a place to truly escape and spend quality time with loved ones. Step into the elegantly designed living space and be inspired by the Mediterranean vistas. The contemporary kitchen is a cook's dream (a private chef can be arranged) and feasts can be enjoyed on the stunning dining terrace outside.

The amenities here are second-to-none. A professionally equipped gym sits alongside a gorgeous hammam and sauna whilst a cinema room with plush seating adds yet another touch of luxury. Meanwhile, the light-filled children's play room and TV lounge has toys and games to keep youngsters entertained for hours.

Riviera sleeps up to 12 guests – there are five ensuite bedrooms in the main house including the stunning master bedroom with its private terrace and dressing room as well as a charming children's bedroom with a bunk-bed. The sixth ensuite bedroom is located in a guesthouse annexe with its own lounge and kitchen which could be ideal for visiting grandparents or accompanying staff.

Embrace the elegance of the poolside terrace which seems to blend seamlessly into its Mediterranean surroundings. The multi-sports court is another great highlight of this villa offering basketball, tennis, badminton and volleyball alongside a delightful children's play area with a slide, swings and climbing wall beneath the trees.



Within a short drive you can be strolling along Cannes' famous boulevard, La Croisette, or admiring the impressive boats in the marina. Dine out in the very best restaurants, shop in the finest boutiques, soak up the history of Le Suquet and hire a yacht and skipper to tour the coast or whisk you away to the Lérins Islands.

In the other direction are the chic beachside restaurants of Juan-les-Pins, so traditionally loved by Parisians, as well as characterful Antibes and the coastal walking trails of Cap d'Antibes.

Follow Picasso's footsteps in hilltop Mougins with its art galleries and gastronomic restaurants or spend the day in the idyllic village of Èze, home to the Michelin starred La Chèvre d'Or. You could even venture to Monaco for a wonderful day out or stay closer to home and with so many gems of the Côte d'Azur and its hinterland so near.

## Facilities

Historical Sites • TV • Walking/Hiking Paths • Wine Tasting • Spa/Massage • Horse Riding • Watersports • Fishing • Air-Con • Canoeing/Kayaking • Golf Nearby • Tennis Court • Wi-Fi/Internet • Tennis Nearby • Cycling • Sailing • Scuba Diving • Boat Trips • Wellness • Seaview • Coffee Machine • Villa • Weddings • Maid Service Available • Wow Factor • Laptop Friendly Workspace • Indoor Games • Cots (Cribs) • Gym/Fitness Room • Chef/Cook Available • Private Pool • Games Room • Beach Nearby • Instagrammable • Modern • Kid-friendly excursions • Water excursions/Boat trips • Theme park • Transfers Available • Water park • On-Site Concierge • Butler Available • Swings • Slide • Pool Safety Feature • Heated Pool • Badminton • Ideal for Babies & Toddlers • Ideal for Kids • Basketball net • Ideal for Teens • Pets on Request • <1hr to Airport • All Bedrooms En-Suite • Sauna/Steam • Wine Cellar • Outdoor Games • Home Cinema • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (including open-tread stairs)

- Open-plan lounge with doors opening out to poolside terrace
- Open-plan kitchen, fully-equipped
- Open-plan and dining area with doors opening out to poolside terrace
- Children's playroom with TV, sound system, sofas and toys
- 8-person cinema room with computer connection
- Sauna and hammam
- Gym with air-conditioning, exercise bike, crossover machine, workout benches, dumbbells and more
- Master bedroom with super king-size double bed, doors sliding open to large upper terrace with sea-view, walk-in wardrobe and en suite bathroom with bath, walk-in shower, two sinks and WC
- Bedroom with double bed, door sliding open to garden and en suite bathroom
- Bedroom with double bed, door sliding open to garden and en suite bathroom
- Bedroom with double bed, garden access and en suite bathroom
- Children's bedroom with bunk-bed, cot and en suite bathroom

## Separate Guesthouse Annexe

- Open-plan lounge, dining area and well-equipped side kitchen
- Bedroom with double bed and en suite bathroom with shower and WC

## Outside Grounds

- Heated infinity swimming pool (15m) with safety alarm
- Poolside terrace with sun loungers
- Covered outdoor dining terrace
- Multi-sport court (tennis, basketball, badminton, volleyball)
- Children's play area (slide, swings and climbing wall)



- Garden (with steps and terraced grounds in parts)

## **Facilities**

- Cinema room with surround sound
- Wine cellar
- Professional gym with air-conditioning
- Hammam
- Sauna



## Location & Local Information

This high-end French Riviera villa is located in an upmarket residential district just outside Vallauris, only 6km from Cannes. Nice Airport is 24km away whilst TGV services arrive from Paris into Gare de Cannes (6km). Chauffeured transfers can be organised on request.

Cannes is one of the Côte d'Azur's most loved destinations with its beautiful beaches, excellent restaurants, boutiques, night-life and of course the iconic Palais des Festivals. Furthermore, there's the historic quarter, Le Suquet, and Cannes' vibrant markets including Le Marché Forville showcasing delicious produce from across the region and beyond. Admire the impressive boats in the marina and charter your very own yacht and skipper for a wonderful day out.

In the other direction is the authentic town of Vallauris (4km) with several ceramic studios and the National Picasso Museum. The characterful old town in Antibes (10km) is home to Le Musée Picasso whilst art-lovers will also be keen to visit the idyllic hilltop villages of St Paul de Vence (26km) and Vence (29km) where you will discover Matisse's Chapelle du Rosaire and the highly regarded contemporary art exhibitions at La Fondation Maeght.

Elsewhere, dine out in the chic beachside restaurants of Juan-les-Pins (8km), wander around the charming hilltop town of Mougins (10km) with its art galleries and gastronomic restaurants or visit the glass-blowing studios of Biot (15km) for yet more glorious views of the French Riviera.

Heading towards the Italian border, Nice, Villefranche-sur-Mer, Èze and Monaco are all within a 30 to 60-minute drive, all exceptional days out. On the other side of Cannes are the gorgeous bays and walking trails of Théoule-sur-Mer (19km), backed by the Massif de l'Estérel.

Then there's the Côte d'Azur hinterland whether pottering around the perfume studios of Grasse (23km), soaking up the ambience of the historic Friday morning market in



Valbonne (15km) or appreciating the incredible natural scenery of Lac de Saint-Cassien (41km), near the perched villages of the Pays de Fayence.

Local Amenities

|                       |  |
|-----------------------|--|
| Nearest Airport       | Nice<br>(24km)                                       |
| Nearest Train Station | Cannes<br>(6km)                                      |
| Nearest Town          | Vallauris/Cannes<br>(4km/6km)                        |
| Nearest Restaurant    | In and around Vallauris and Cannes<br>(Within 4-6km) |
| Nearest Supermarket   | <br>(3km)  |
| Nearest Beach         | Around Golfe-Juan and Cannes<br>(Within 5-6km)       |
| Nearest Golf          | Cannes Mougins Golf Country Club<br>(9km)            |
| Nearest Tennis        | Tennis Club Vallauris Golfe-Juan<br>(5.5km)          |

## What we love

- Experience a contemporary masterpiece - this is luxury living near Cannes with sweeping sea views from its infinity pool.
- Exceptional features include a professional gym, cinema lounge, hammam and sauna.
- Families will adore the huge play room, multi-sports court and playground.
- Arrange discerning services such as a private chef, chauffeur and concierge.
- Glamorous Cannes with its restaurants, boutiques, marina and palm-fringed beaches is only 6km away.
- Other French Riviera gems close by include Antibes, Juan-les-Pins, Théoule-sur-Mer and flower-filled Mougins.

## What you should know...

- There are five bedrooms in the main house (including a children's room with a bunk-bed) and a sixth bedroom in a separate guesthouse annexe - please see the 'Property Layout' section for more details.
- A premium will be applied for festivals and special events in the region - please enquire for a quote.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €20000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. A cot and high chair available on request. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. A premium will be applied for festivals and special events in the region - please enquire for a quote.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Pool heating charge?:** Pool heating included up to 30 degrees from April to October. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax included in rental price.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.